

Wordsworth Close, Royston, SG8 5TG

william h brown

welcome to

Wordsworth Close, Royston

A spacious and well-maintained 3 bedroom terraced home offered with no upward chain, with lovely garden to rear and garage located in a nearby block. Ideal for first time buyers and investors alike, viewing is highly recommended.













Door To Entrance Porch
Wall mounted boiler. Door to lounge.

Lounge
15' 7" x 13' 5" (4.75m x 4.09m)
Double glazed window to front. 2 radiators. Stairs off to first floor landing with understair cupboard. Wood flooring. Arch to kitchen/diner.

Kitchen/Diner
15' 7" x 8' 4" (4.75m x 2.54m)
Comprising stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, space for kitchen appliances including cooker and fridge/freezer, part tiled walls, double glazed window to rear, double glazed sliding doors to rear, wood flooring, radiator.

First Floor Landing
Doors to:

Bedroom One
11' 11" x 9' 4" (3.63m x 2.84m)
Radiator. Double glazed window to front.

Bedroom Two
10' 1" x 9' 3" (3.07m x 2.82m)
Radiator. Double glazed window to rear. Hatch to loft.

Bedroom Three
6' 9" x 6' 5" (2.06m x 1.96m)
Double glazed window to front.

Bathroom
Suite comprising bath with shower over, wash hand basin, low flush WC, wall tiling, radiator, paneled ceiling, window to rear.

Outside
Rear Garden
Good sized rear garden with paved patio leading to lawn area with well-stocked flower beds to borders, fence surround, wooden shed, and further patio area leading to the end of the garden with rear garden gate.

Garage
Garage located in nearby block.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Wordsworth Close, Royston

- Spacious and well-maintained 3 bedroom terraced family home.
- No upward chain.
- Spacious lounge and separate kitchen/diner.
- Lovely rear garden.
- Garage located in a nearby block.

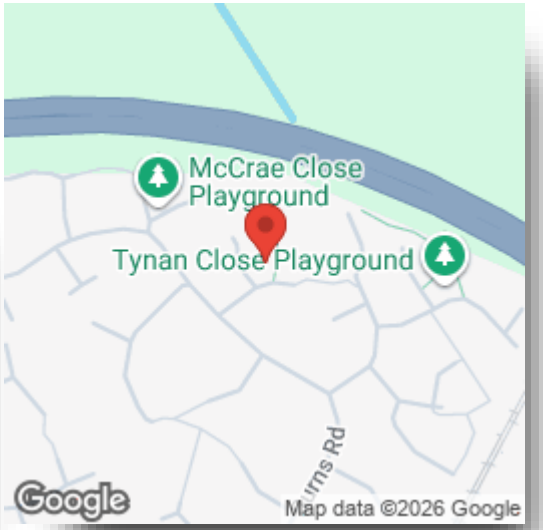
Tenure: Freehold EPC Rating: C
Council Tax Band: C

£275,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN111009

The Property Ombudsman

Property Ref:
RYN111009 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01763 242988

royston@williamhbrown.co.uk

54A High Street, ROYSTON, Hertfordshire, SG8 9AW

williamhbrown.co.uk